



EZBachi CUP24-05

Planning Commission Hearing – November 14, 2024

Sydney Tirella
Planner





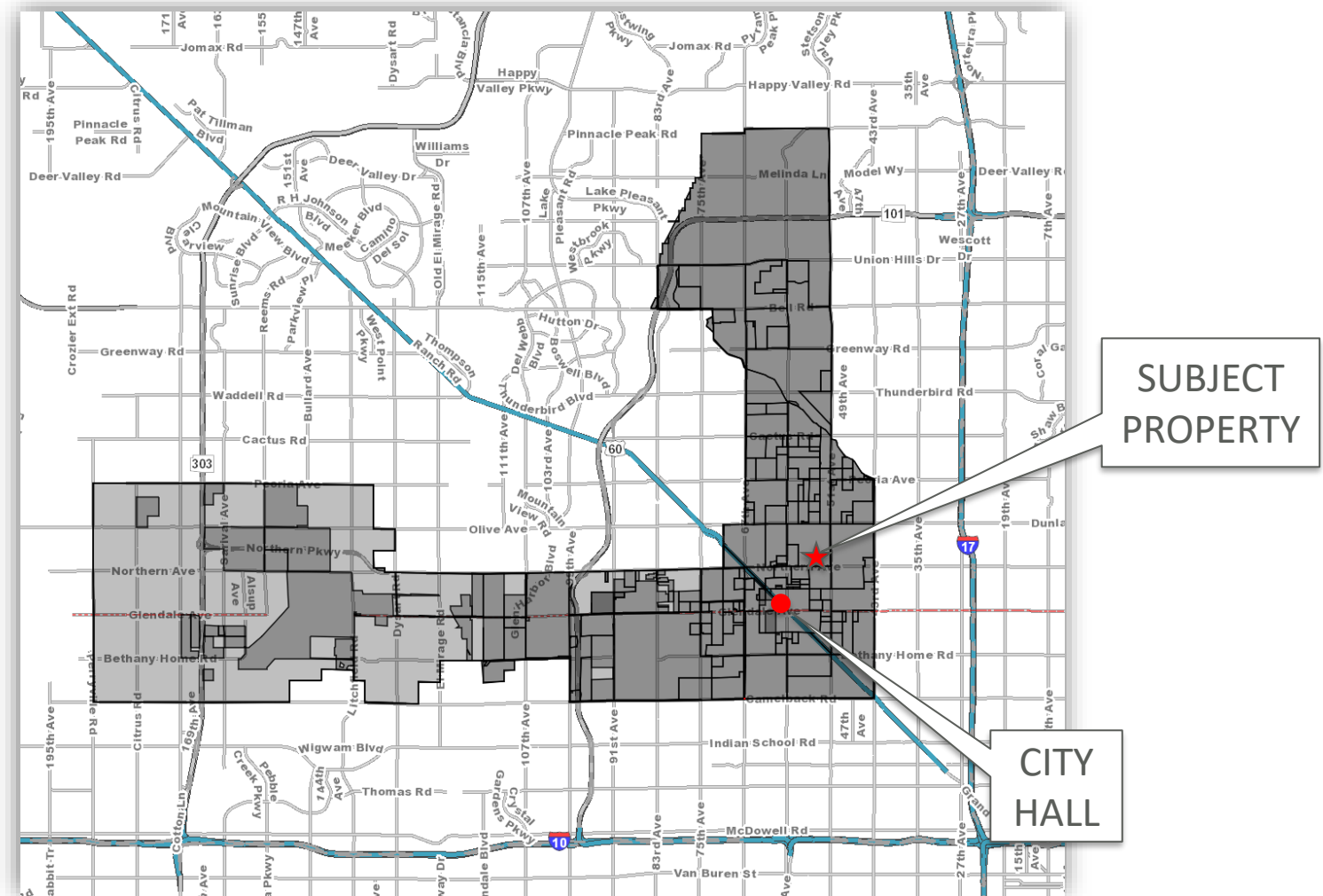
Request

The applicant is requesting Conditional Use Permit Approval to allow a drive through restaurant in the C-2 (General Commercial) zoning district.

Applicant/Owner: Jason Sanks, Iplan Consulting / SS Plaza 51 LLC

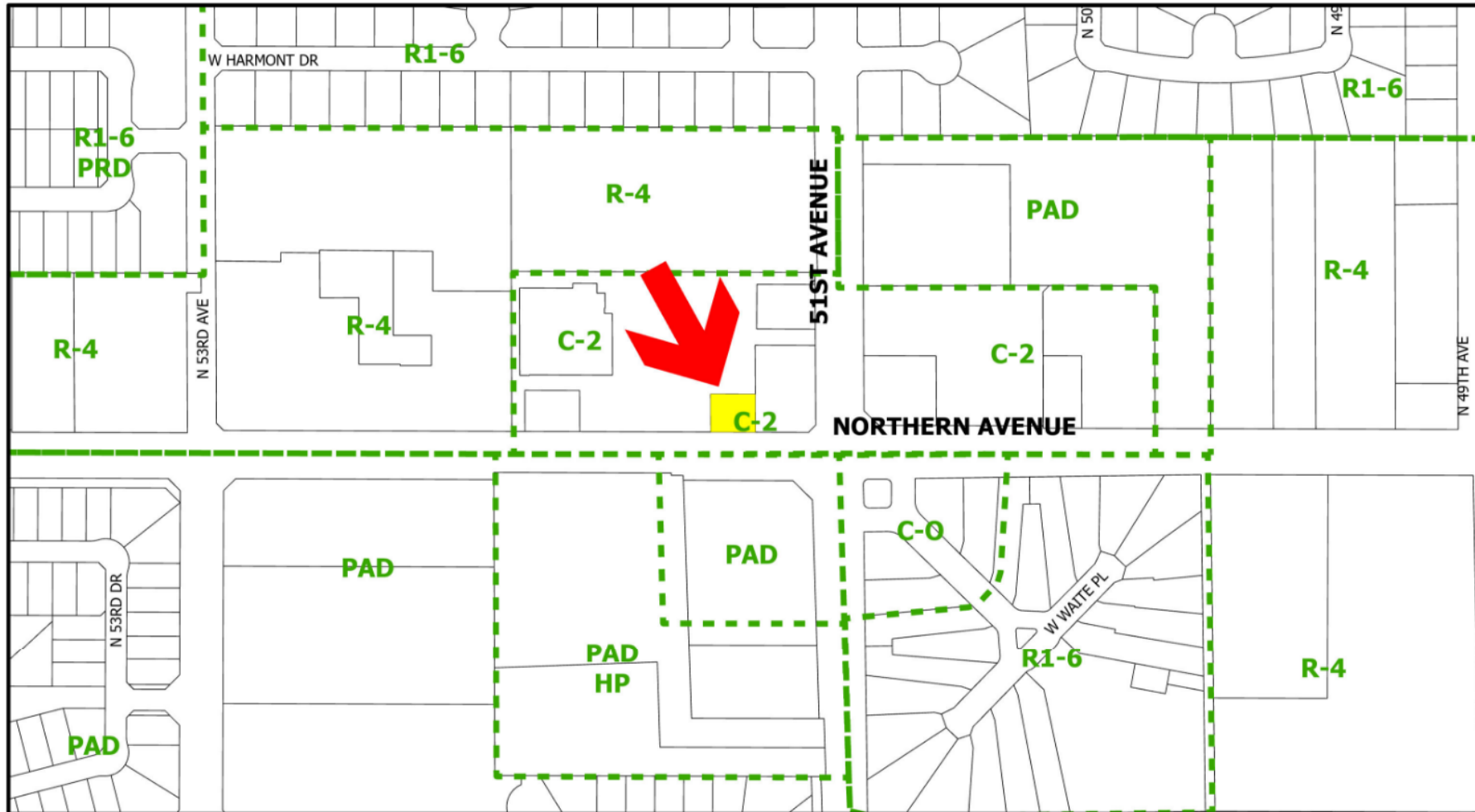
Vicinity Map

Located at the northwest corner of 51st Avenue and Northern Avenue





Zoning Map





Aerial Map





Project Details

- 0.17-acre site within existing shopping center
- Queuing Memorandum for seven (7) vehicles
- Landscaping improvements – on-site and right-of-way
- Parking stalls – ADA and standard



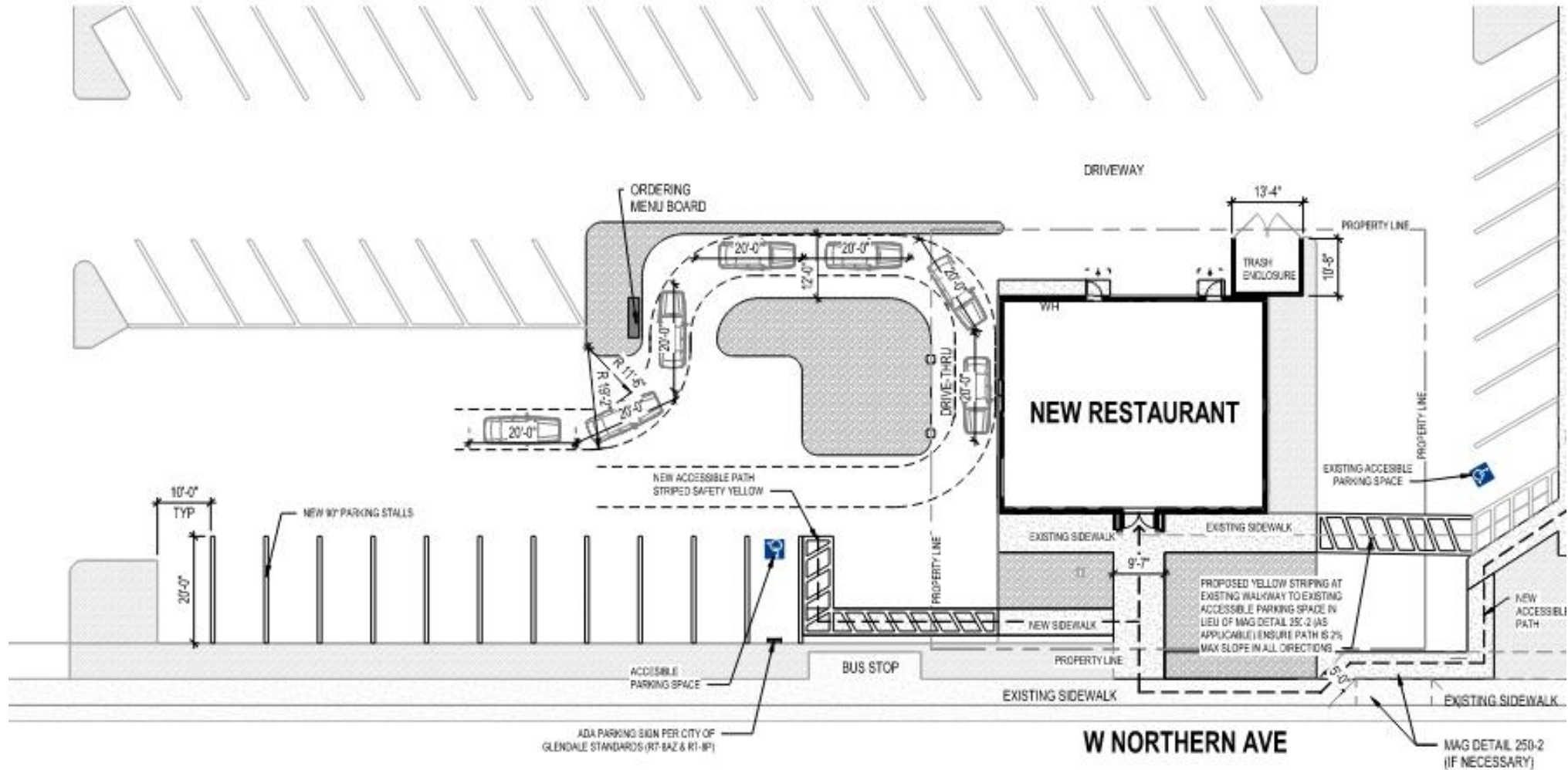
Public Involvement

- Notification Letters: May 5, 2024
- Neighborhood Meeting: May 20, 2024
- Mailing: October 18, 2024
- Published: October 23, 2024
- Site Posting: October 23, 2024

No comments were received.



Conceptual Site Plan

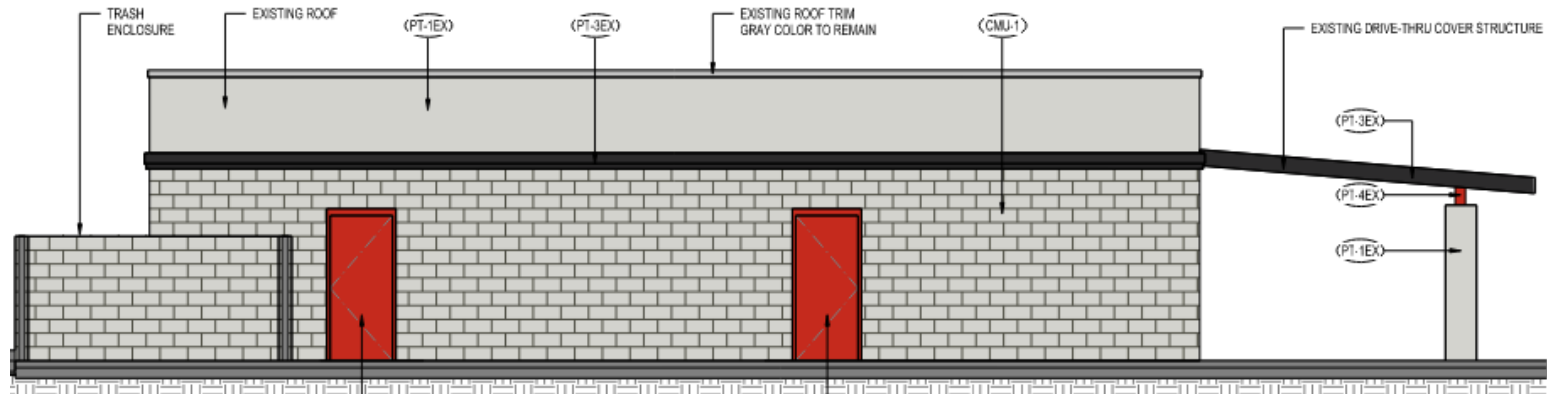




Conceptual Elevations



3 BUILDING ELEVATION 1
1/4" = 1'-0"





Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Planning Commission approval of CUP24-05 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, date stamped October 2, 2024 and the project narrative, date stamped October 2, 2024 subject to design review approval by the Development Services Department, Planning Division.



Recommendation

2. Drive through queuing shall be in substantial conformance with the Queuing Memorandum, date stamped October 2, 2024 subject to design review approval by the Development Services Department, Planning Division.



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